

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326  
REGULAR MEETING MINUTES  
November 8, 2005  
7:00 P.M.**

**AGENDA ITEM**

**1. CALL TO ORDER**

Chairman Hawley called the meeting to order at 7:06 p.m.

**2. ROLL CALL**

Members Present: Chairman John Hawley, Boardmember Carol Kempiake, Boardmember Ruben Jimenez, Boardmember Tana Wrublik, Boardmember Dave Rioux, and Alternate Boardmember Boyd Richardson. Vice Mayor Chris Urwiller was present from Council.

Members Absent: Boardmember Jim Zwerg and Boardmember Annette Napolitano

Departments Present: Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, and Fire Marshall Bob Costello.

**3. APPROVAL OF MINUTES**

Motion made by Boardmember Wrublik and seconded by Boardmember Jimenez to approve the amended minutes as presented. Motion passed unanimously.

**4. OLD BUSINESS**

None

**5. NEW BUSINESS**

**5A. Portico (Buckeye 480) Annexation-A05-08**

Planner Adam Zaklikowski highlighted the staff report for the Board and Denise Lacey from RBF Consulting was available to answer the Board's questions. Chairman Hawley opened a public hearing at 7:08 p.m. to hear citizen input for the annexation. There being no comment from the public the hearing was closed at 7:08 p.m. Motion made by Boardmember Kempiake and seconded by Boardmember Jimenez to approve the annexation for annex 450 acres from Maricopa County into the Town of Buckeye located at the northeast and northwest corners of Rainbow Road and Baseline Road (County Route 85). Motion passed unanimously.

**5B. Ruth Mundy and Michael Densford Annexation-A05-15**

Planner Brian Rose highlighted the staff report for the Board. Michael Densford, representative for the annexation, was available to answer questions. A public hearing was opened at 7:15 p.m. to hear citizen input for the annexation. There being no comment from the public the hearing was closed at 7:16 p.m. Motion made Boardmember Kempiake and seconded by Boardmember Rioux to approve the request to annex lots 12 and 13 in the Phoenix Skyline West Three Subdivision from Maricopa County into the Town of Buckeye generally located south of Watkins Street and east of Watson Road. Motion passed unanimously.

**5C. NWC Jackrabbit and Van Buren Annexation-A05-18**

Planner Sean Banda highlighted the staff report for the Board. Boardmember Rioux confirmed the safety 4-6 minute response time. At 7:15 a public hearing was opened to hear citizen input about the annexation. There being no comment from the public the hearing was closed at 7:15 p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Rioux to approve the request to annex approximately 6.31 acres located at the northwest corner of Van Buren Street and Jackrabbit Trail. Motion passed unanimously.

**5D. Leister Farms Annexation -A05-19**

Planner Quinn Newton highlighted the staff report for the Board. Property has been designated for a school sight. At 7:18 a public hearing was opened to hear citizen input about the proposed annexation. There being comment from the public the hearing was closed at 7:18 p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Jimenez to approve the annexation of a 77± acre parcel located ¼ mile south of the intersection of Perryville Road and Lower Buckeye Road. Motion passed unanimously.

**5E. NWC Watson/Broadway Annexation -A05-25**

Planner Quinn Newton highlighted the staff report for the Board. At this time the land is vacant farmland and Evergreen is working on the CFD and possibly a school site. Fire Marshall Bob Costello had no objections to this plan. A public hearing was opened at 7:22 p.m. to hear citizen input on the proposed annexation. There being no comment from the public the hearing was closed at 7:22 p.m. Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the annexation of 160± acres from Maricopa County to the Town of Buckeye, located at the northwest corner of Watson and Broadway. Motion passed unanimously.

**5H. San Madera and Madera Commons Area Plan- AP05-09**

Quinn Newton highlighted the staff report for the Board. A public hearing was opened at 7:24 p.m. to hear citizen input on the proposed area plan. There being no comment from the public the hearing was closed at 7:24 p.m. Director Bob Bushfield stated that the railroad company does not want excessive crossing areas for safety reasons. Board members discussed possibly trading one crossing for another. Motion made by Boardmember Wrublik and seconded by Boardmember Richardson to adopt the area plan for 151± acres of residential and 10± acres of commercial at the northwest corner of Watson and Broadway. Motion passed unanimously.

**5F San Madera Rezone-RZ05-37**

Quinn Newton highlighted the staff report for the Board. A public hearing was opened at 7:36 p.m. to hear citizen input about the rezoning. There being no comment from the public the hearing was closed at 7:36 p.m. Motion made by Boardmember Rioux and seconded by Boardmember Kempiaik to approve the rezoning of a 151± acre parcel from Rural Residential (RR) to Planned Residential (PR) located at the northwest corner of Watson and Broadway. Motion passed unanimously.

**5G. Madera Commons Rezone -RZ05-38**

Quinn Newton was available to answer the Board's questions. A public hearing was opened at 7:41 p.m. to hear citizen input on the rezoning. Roy Aja, whose family owns the adjacent property, was concerned about the possibility of other commercial sites not being permitted around the site. Chairman Hawley told Mr. Aja that was not the case, other commercial sites would be permitted around this site. There being no further comment from the public the hearing was closed at 7:41 p.m. Motion made by Boardmember Richardson and seconded by Boardmember Jimenez to approve the rezoning of a 10± acre parcel from Rural Residential (RR) to Commercial Center (CC) located at the northwest corner of Watson and Broadway. Motion passed unanimously.

**5I. Elianto Village 4 Well No. 1 and Water Booster Station-6 Acres -SP05-35**

**Elianto Village 4 Well No. 2 Site Plan-0.28 Acres-SP05-21**

Brian Rose was available to answer the Board's questions. Brad Richards from Van Lue and Associates told the Board that the tank would be of low impact height and will have a landscape buffer. A public hearing was opened at 7:49 p.m. to hear citizen input on the proposed well sites. There being no comment from the public the hearing was closed at 7:49 p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Kempiaik to approve the Site Plans for Well No. 1 and Water Booster Station for Elianto Village Four Site Plan, a portion of the Elianto Master Plan and Well No. 2 for Elianto Village Four Site Plan, a portion of the Elianto Master Plan. Motion passed unanimously.

**5J. Zone 5S Booster Pump Station Site Plan Approval-SP05-26**

Brian Rose was available to answer the Board's questions. A public hearing was opened at 7:52 p.m. to hear citizen input about the pump station. Roy Aja questions the cost of the pump station. There being no further input from the public the hearing was closed at 7:53 p.m. Motion made by Boardmember Kempiaik and seconded by Boardmember Jimenez to approve the Site Plan for the Zone 5S Booster Pump Station located off Granite Ridge Road, within Verrado Master Planned Community, Planning Unit V with the stipulations. Motion passed unanimously.

**5K. Sun City Festival Golf Course Maintenance Facility-SP04-503**

Adam Zaklikowski was available to answer the Board's questions. At 7:58 a public hearing was opened to hear citizen input on the site plan. There being no comment from the public the hearing was closed at 7:58 p.m. Boardmember Rioux confirmed the 4-sided architecture and elevations. Hans Copenhafer of Pulte Homes stated that he landscaping would also be adequate. Motion made by Boardmember Richardson and seconded by Boardmember Jimenez to approve the Site Plan for a Golf Course Maintenance Facility in the Sun City Festival Master Planned Community with all the stipulations. Motion passed unanimously.

#### **5L. Westwind Preliminary Plat -PP05-31**

Adam Zaklikowski highlighted the staff report to the Board. Denise Lacey from RBF Consulting explained to the Board that they are working closely with the airport to make sure the flight patterns are not changed and that commercial sites are used for buffers. All the requirements have been fulfilled and the listed stipulations are standard. Item 10 was added to state that "Community Development shall approve improvements along with the engineer. A new stipulation was added to change the amenities list: instead of two sand volleyball courts there will be two basketball courts. Boardmember Rioux requested that the Airport Director be present the next time an item is discussed that involves the airport. Chairman Hawley asked that the airport and its future be kept in mind when making decisions and watched very carefully. Boardmember Rioux would like a presentation from Economic Development Director Richard Chapman and a study session regarding the issues surrounding this development. The setbacks in regards to the garage placement were also discussed. A public hearing was opened at 8:27 p.m. to hear citizen input about the proposed Preliminary Plat. There being no comment from the public the hearing was closed at 8:27 p.m. Motion made by Boardmember Rioux and seconded by Boardmember Jimenez to continue the preliminary plat approval at the November 22, 2005 meeting. Boardmember Jimenez withdrew his second to the motion. Motion died. Motion made by Boardmember Wrublik and seconded by Boardmember Jimenez to approve the 804.49± acre preliminary plat consisting of 2,534 single-family residential lots of low-density housing generally located north of Lower Buckeye Road between Palo Verde Road and Turner Road with the added stipulation to include 2 basketball courts instead of 2 volleyball courts and to increase the setback to the Community Development Director's approval to item 10. Boardmember Rioux voted nay. Chairman Hawley, Boardmember Kempik, and Boardmember Richardson voted aye. Motion carried.

#### **5M. Benessere Master Planned Community General Plan Amendment -GPA05-04**

Alan Como highlighted the staff report to the Board. The second of three hearings will be held at Sundance Elementary on November 10, 2005, and the third and final hearing is to be held November 15, 2005 at the Town Council Regular Meeting. Darryl Wilson of CMX noted that there is a flood plane on the north side by the canal. Boardmember Rioux requested that this information be noted in the minutes. At 8:53 p.m. a public hearing was opened to hear citizen input on the proposed general plan amendment for the Employment Corridor to Master Planned Community on 534.51 acres bounded on the west by Wilson Avenue, on the east by Turner Road, on the south by US Highway 80, and on the north by the Buckeye Canal. The 140.27 Acres that are bound by the Southern Pacific Railroad to the north and the Buckeye Canal to the south are to remain Employment Corridor. David Holt representing Union Pacific Railroad stated that they had no objections to the amendment as it sits. Sherry Froling, who lives next to the canal is concerned about the schools access and whether or not is sufficient to heavy traffic and flooding. The Board referred her to the Town planning staff to answer her questions. Attorney Steve Earl said that the water study for water and wastewater for 30,000 acres in Buckeye was done including this property and the wells on this site are clean and contain very good water. The access would be on Turner Road and require arterial street improvement. There being no further input from the public the hearing was closed at 9:00 p.m.

#### **6. COMMENTS FROM THE PUBLIC**

None

#### **7. OTHER ITEMS FOR DISCUSSION BY DEVELOPMENT BOARD**

None

#### **8. COMMENTS FROM DEVELOPMENT BOARD**

Boardmember Napolitano-Absent

Boardmember Rioux-Would the concerns with Westwind to be more specifically addressed.

Boardmember Kempiak-None

Boardmember Wrublik None

Boardmember Zwerg-Absent

Boardmember Jimenez-None

Alternate Boardmember Richardson-Stated that the Airport issues are important.

## **9. REPORTS FROM STAFF**

### **a. Community Development Director's Report**

- Reminder: Public Hearing for General Plan Amendment for Benessere- Thursday, November 10<sup>th</sup> at the Sundance Elementary School Library at 7:00 p.m.
- Showed organizational chart for staff.
- Permit numbers are down.
- Revenue down but on target.
- Building Safety-C of O's are up by 51.
- 3098 acres processing for annexation for the Town of Buckeye

## **10. ADJOURNMENT**

There being no further business to come before the Board motion made by Boardmember Rioux and seconded by Boardmember Kempiak to adjourn the meeting at 9:12 p.m. Motion passed unanimously.

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**John Hawley, Chairman**

**ATTEST:**

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**Lucinda Aja, Deputy Clerk**

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 8th day of November, 2005. I further certify that a quorum was present.

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**Lucinda Aja, Deputy Clerk**